CHAPTER 20. ZONING ORDINANCE TABLE OF CONTENTS

ARTICLE I. PREAMBLE AND ENACTMENT CLAUSE				
ARTICLE II. SHORT TITLE ARTICLE III. DEFINITIONS ARTICLE IV. ESTABLISHMENT OF DISTRICTS				
			Zoning Districts	4-1
			Maps	4-1
Amendments	4-1			
Boundary Rule	4-2			
ARTICLE V. GENERAL PROVISIONS	5-1			
Conflicting Requirements	5-1			
Use	5-1			
Use, Prohibited	5-1			
Principal Structure or Use	5-1			
Use on a Lot	5-1			
Reduction of Lot Area	5-1			
Height and Density	5-1			
Street Frontage for Access	5-1			
Landlocked Property	5-2			
Encroachment on Public Rights-of-Way	5-2			
Obstruction of Vision	5-2			
Requirements for Moving a Building	5-2			
Building under Construction	5-2			
Yard not to be Encroached Upon	5-3			
Common Area	5-3			
Structures Permitted above the Height Limit	5-3			
Permitted Encroachments of Yards and Setbacks	5-3			
Lot Width, Minimum	5-3			
Additions to a Single Family Structure	5-3			
Accessory Structures and Uses	5-4			
Walls, Fences, and Entrance Structures located in a front	5-8			
yard in A-R and all residential zoning districts				
and Residential and Nonresidential Subdivision				
Entrance Walls and Fences				
Sales, Garage/Yard	5-10			

	Archite	ectural Yard Features	5-10	
	Parking of Business Vehicles			
	Access to Major Thoroughfares			
		g and Keeping of Horses in Residential Districts	5-11	
		nimals	5-11	
	Mailbo	x Supports	5-11	
	Recrea	tional Vehicle	5-11	
	Site Pla	an Requirement	5-11	
		ervice, Required Open Space to one (1) building	5-11	
		nd Rear Yards and Buffers Not Required Next to Railroad	5-11	
	Septic	Systems and Drain Field Lines	5-11	
	Buffer		5-12	
	Landso	caping and Buffer Requirements	5-12	
		Side Sales	5-12	
	Pavilio	n	5-12	
	Nonres	sidential Screening required	5-12	
		/Dumpster Area	5-12	
	Screen	ing Standards	5-12	
	Outsid	e Storage	5-12	
	Outside	e Display Exempt from Screening	5-13	
	Office	Trailer	5-13	
	Tempo	rary Classrooms	5-13	
	Admin	istrative Variances	5-13	
	Manuf	actured Home	5-13	
	Standa	rds for Telecommunications Antennas and Towers	5-14	
ARTIC	CLE VI	. DISTRICT USE REQUIREMENTS	6-1	
	A-R	Agricultural-Residential District	6-1.1	
	C-S	Conservation Subdivision	6-2.1	
	EST	Estate Residential District	6-3.1	
	R-85	Single-family Residential District	6-4.1	
	R-80	Single-family Residential District	6-5.1	
	R-78	Single-family Residential District	6-6.1	
	R-75	Single-family Residential District	6-7.1	
	R-72	Single-family Residential District	6-8.1	
	R-70	Single-family Residential District	6-9.1	
	R-55	Single-family Residential District	6-10.1	
	R-50	Single-family Residential District	6-11.1	
	R-45	Single-family Residential District	6-12.1	
	R-40	Single-family Residential District	6-13.1	
	R-20	Single-family Residential District	6-14.1	
	DR-15	One and Two-family Residential District	6-15.1	
	RMF	Multi-family Residential District	6-16.1	
	MHP	Manufactured Home Park District	6-17.1	
	O-I	Office Institutional District	6-18.1	

	C-C C-H L-C M-1 M-2 BTP PUD	Community Commercial District Highway Commercial District Limited Commercial District Light Industrial District Manufacturing and Heavy Industrial District Business Technology Park District Planned Unit Development PUD-PRD Planned Residential Development PUD-PIP Planned Industrial Park PUD-PRL Planned Retreat or Lodge PUD-PEF Planned Entertainment Farming PUD-POR Planned Outdoor Recreation PUD-PSBC Planned Small Business Center	6-19.1 6-20.1 6-21.1 6-22.1 6-23.1 6-24.1 6-25.1	
ARTI	CLE V	II. CONDITIONAL USES, NONCONFORMANCES,		
	7-1			
		TRANSPORTATION CORRIDOR OVERLAY		
		ZONE, AND COMMERCIAL DEVELOPMENT		
		STANDARDS		
	Condi	tional Uses Approval	7-1	
		onformances	7-20	
	Changes in Zoning			
	_	Nonconforming Uses	7-24	
	Transportation Corridor Overlay Zone			
		SR 54 West Overlay Zone		
		SR 85 North Overlay Zone		
		General State Route Overlay Zone		
		SR 74 North Overlay Zone		
	Comm	nercial Development Standards	7-36	
ARTI	CLE V	III. ADMINISTRATION, ENFORCEMENT, PENALTIES	8-1	
	Zonine	g Administrator	8-1	
	Remed		8-1	
		Vork Order	8-1	
	Penalt		8-1	
	Permit	s and Licenses Void When Issued in Conflict	8-1	
	Appea	ls	8-1	
ARTI	CLE IX	K. ZONING BOARD OF APPEALS	9-1	
	Memb	ership	9-1	
		and Procedures	9-1	
		nistrative Assistance	9-1	
		Hearing	9-1	

Powers and Duties	9-2		
ARTICLE X. SCHEDULE OF FEES			
Fees	10-1		
ARTICLE XI. POLICIES, PROCEDURES, AND STANDARDS GOVERNING AMENDMENT	11-1		
Intent Technical Evaluation and Qualification of Properties Public Hearings Initiation of Amendments Limitation on Re-applying and Withdrawal Appeal Application for Amendment Planning Commission Recommendation Public Hearing before the Board of Commissioners Conditional Approval Standards for Map Amendment (Rezoning) Evaluation Public Notification Zoning Reversion Responsibilities of the Zoning Administrator	11-1 11-1 11-2 11-2 11-2 11-2 11-3 11-3		
ARTICLE XII. PLANNING COMMISSION `			
Membership and Appointments Term of Office Officers, Rules and Procedures; Minutes Conflict of Interest Attendance	12-1 12-1 12-1 12-1 12-1		
ARTICLE XIII. REPEAL AND CONSTITUTIONALITY			
Repeal of Conflicting Ordinances Constitutionality	13-1 13-1		